



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: SUB13-00040

Hearing Date: OCTOBER 7, 2013

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 800 W MAIN STREET

Transmittal Date: 08/28/13

Applicant: EIGHTH & MAIN, LLC

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- Police-Curt Crum
- Fire-Romeo Gervais
- Public Works
- Public Works-Subs
- Public Works-Solid Waste
- Public Works-April Wing
- Public Works-Jason Taylor
- Public Works-Jim Wyllie
- Parks-Cheyne Weston
- Forestry
- City Clerk-Susan Churchman
- Airport-(3)
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control
- Legal-Mary Elizabeth Watson
- PDS-Subdivisions-Dave & Todd
- PDS- Subs group
- PDS-GAP Planner-Cody & Sarah
- PDS-Building Dept
- PDS-Tidemark Advantage
- PDS-Noticing Copy

Ada County

- ACHD-(2)
- Commissioners
- Sheriff Dispatch
- Development Services-Mark Perfect
- Assessor's Office-Kelly Woodworth
- COMPASS-Carl Miller
- Parks & Waterways-Pat Beale

Idaho State

- Transportation District III-(2)
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands-(2)
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM-(2)
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- Meridian School District

Sewer Districts

- West Boise Sewer
- Northwest Boise Sewer
- Bench Sewer

Utilities

- Idaho Power
- Century Link
- United Water
- Chevron Pipeline
- Capitol Water Corporation
- Cable One
- Intermountain Gas

Irrigation Districts

- Nampa & Meridian
- New York Irrigation
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation
- Board of Control
- Drainage District # _____
- Other _____

Miscellaneous

- CCDC-(2)
- Union Pacific Railroad
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit-Mary Barker
- Boise Postmaster
- Central District Health Department
- Other _____

Neighborhood Associations

- Boise Heights
- Borah
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown-(2)
- East End
- Glenwood Rim
- Harrison Boulevard
- Harris Ranch
- Highlands
- Hillcrest
- Maple Grove - Franklin
- Morris Hill
- North End
- Northwest
- Pierce Park
- Pioneer
- Quail Ridge
- Riverland East
- South Boise Village
- South East
- Stewart Gulch
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- Warm Springs Mesa
- West Bench
- West Cloverdale
- West Downtown
- West Valley
- Winstead Park

#201 Subdivision Application

Property Information

Address

Street Number: Prefix: Street Name: Unit #:
Subdivision name: Block: Lot: Section: Township: Range: Zoning:
Parcel Number: Additional Parcel Numbers:

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative Applicant Owner

Applicant Information

First Name: Last Name:
Company:
Address: City: State: Zip:
E-mail: Phone Number: Cell: Fax:
E-mail:

Agent/Representative Information

Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name:
Company:
Address: City: State: Zip:
E-mail: Phone Number: Cell: Fax:

Owner Information

Same as Applicant?: No Yes (If yes, leave this section blank)

First Name: Last Name:
Company:
Address: City: State: Zip:
E-mail: Phone Number: Cell: Fax:

1. Type of Application:

Preliminary Final Preliminary/Final

Condo Plat

2. Proposed Subdivision/Condominium Name:

Eighth and Main

Note: Must be approved by the Ada County Surveyor.

3. Cross Reference Files:

Please list all previously approved or currently associated file(s):

ALTA INSTR NO. 112016336, LOT CONSOLIDATION

4. Subdivision/Condominium Features:

Number of buildable lots/units: 22 Buildable lots/units per acre: 37
Number of common lots/units: - Zoning Classification: C-500
Total acres in subdivision: 0.60 DOWNTOWN

5. Building Program:

Number of Existing Buildings: 1 Number of Existing Buildings to Remain: 1

Type of Existing Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

Type of Proposed Buildings: Residential Commercial Industrial Mixed Use

If Residential What Type? Single Family Townhouse Duplex Multi-Family

6. Waivers or Modifications:

Are any waivers/modifications being requested from the Subdivision Ordinance? Yes No

If yes, please include a detailed explanation in your letter. An additional waiver/modification review fee must be paid at the time of submittal.

(Variance Application) Attached.

7. Private Streets:

Are private streets proposed? Yes No

If yes, please provide justification in the letter of explanation. An additional private street review fee must be paid at the time of submittal.

8. Public Streets:

Number of new public streets proposed:

9. Floodways & Hillides:

Is any portion of this property located in a Floodway or a 100-year Floodplain?

Yes No

Does any portion of this parcel have slopes in excess of 15%?

Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

11. Airport Influence Area:


Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

No Area A Area B Area B1 Area C

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:



Date:

August 26, 2013

Dave Abo
Boise City Planning and Development Services
Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P.O. Box 500
Boise, Idaho 83701-0500

Re: Eighth and Main LLC, Variance Application

Dear Mr. Abo:

Eighth and Main, LLC (the "**Applicant**"), seeks approval of a condominium plat for the creation of a condominium within its multi-story commercial building at the intersection of Eighth Street and Main Street in downtown Boise. We are nearing completion of this project and now seek to proceed with the creation of a condominium.

This property has previously been the subject of certain previous applications and permits. These include DRH11-00240 which was the design review approval for the project as well as CVA11-00048 to provide for the construction of the building up to 20 stories in height. For a more detailed discussion of the design of the building, please refer to those applications.

Consistent with the prior plans and approvals, the Applicant now seeks to condominiumize the building to permit the acquisition and ownership of individual office and retail units on each floor. To simplify the management and operation of the entire building, the Applicant has elected to create one or more condominium units on each floor of the building.

Upon condominiumization of the building and its completion, the Applicant will convey units constituting approximately 11% of the entire building to Zions Bank. The Applicant intends to retain majority ownership and control of the Building. The condominiumization of the building will have no material effect on its appearance, operation, or ownership. There is no right of way being conveyed with this plat.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely



Geoffrey M. Wardle

VP Development/General Counsel

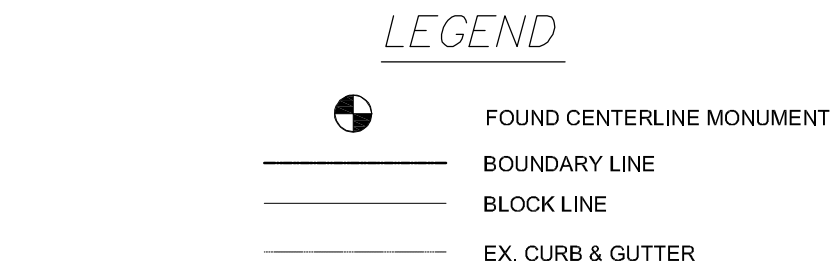
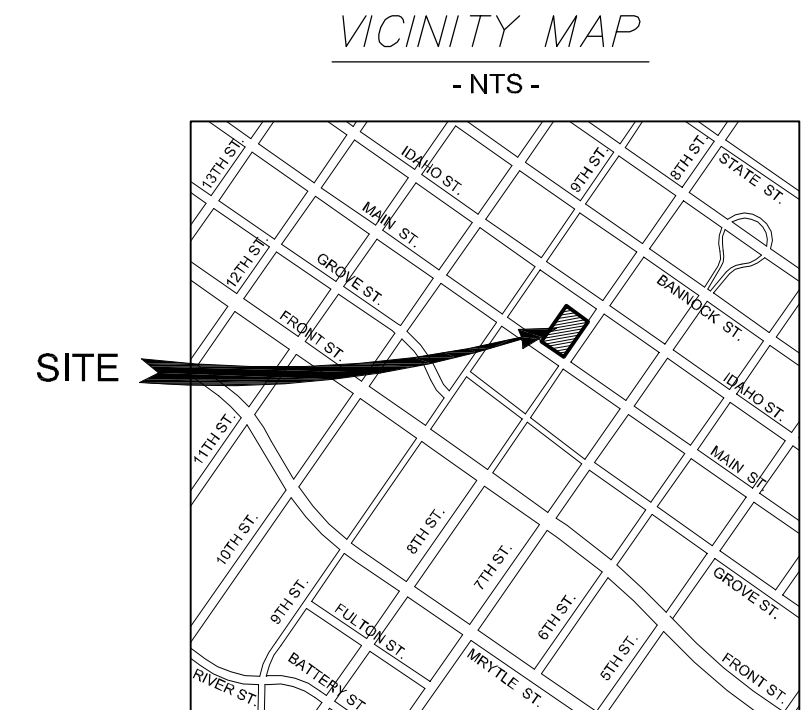
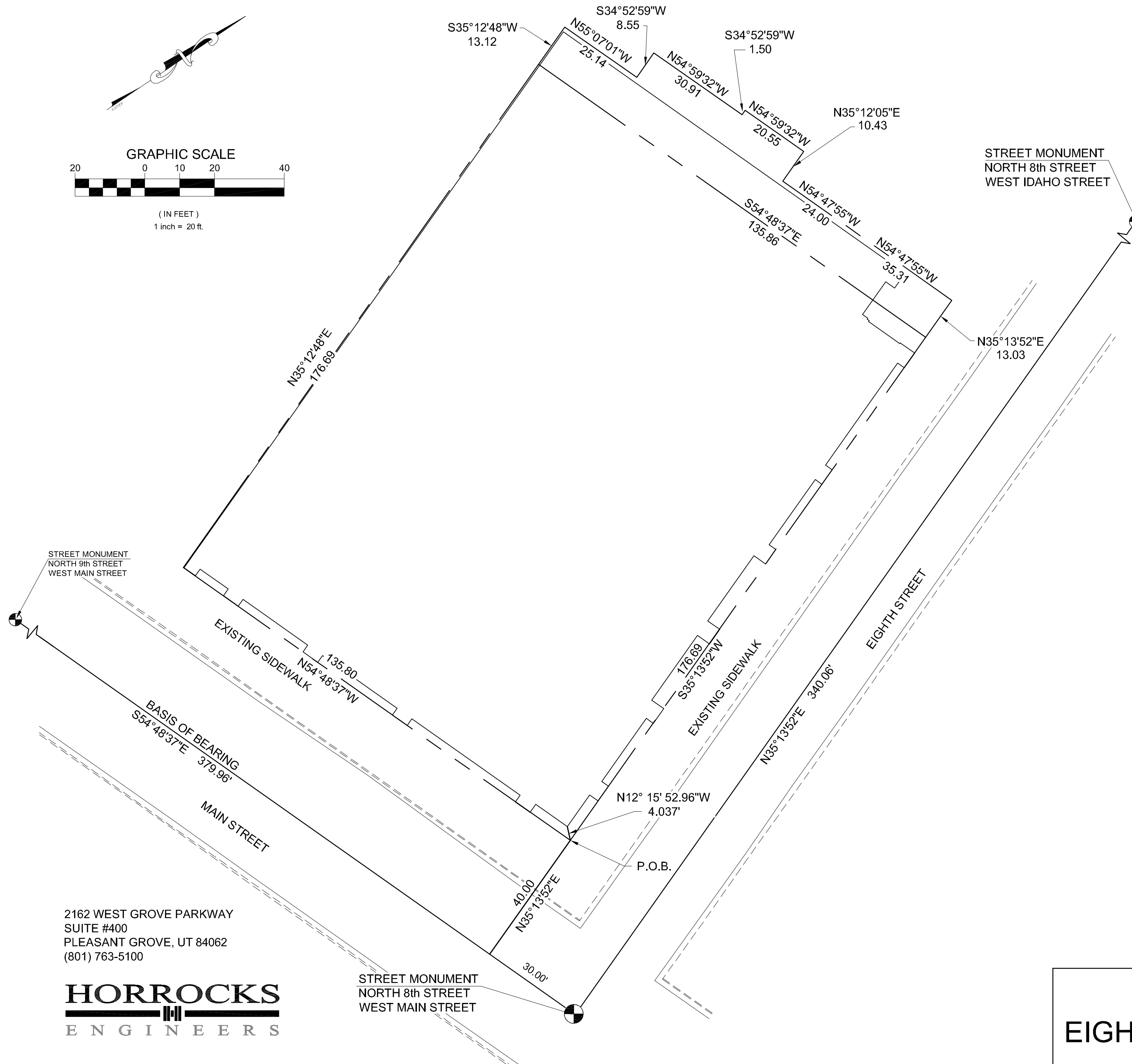
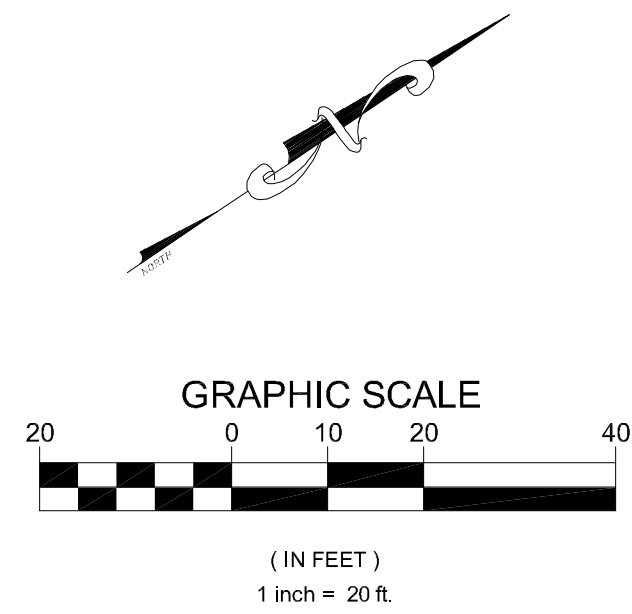
PLAT SHOWING EIGHTH AND MAIN CONDOMINIUMS

SECTION 10, T3N, R2E, BOISE MERIDIAN
ADA COUNTY, IDAHO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 5 AND 6, PORTIONS OF LOTS 4, 10, 11 AND 12 AND PORTIONS OF THE VACATED 8TH STREET AND ALLEY OF BLOCK 2 OF THE BOISE CITY ORIGINAL TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 1 OF PLATS AT PAGE 1, RECORDS OF ADA COUNTY, IDAHO, LYING IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE CENTERLINE INTERSECTION OF WEST MAIN STREET AND NORTH 8TH STREET; THENCE NORTH 54°48'37" WEST ALONG SAID CENTERLINE OF WEST MAIN STREET, A DISTANCE OF 30.00 FEET; THENCE NORTH 35°13'52" EAST 40.00 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 54°48'37" WEST ALONG THE EXTENDED SOUTHWESTERLY BOUNDARY, AND THE SOUTHWESTERLY BOUNDARY OF SAID LOTS 4, 5 AND 6 A DISTANCE OF 135.80 FEET; THENCE NORTH 35° 12'48" EAST A DISTANCE OF 189.81 FEET; THENCE SOUTH 55°07'01" EAST A DISTANCE OF 25.14 FEET; THENCE NORTH 34°52'59" EAST A DISTANCE OF 8.55 FEET; THENCE SOUTH 54°59'32" EAST A DISTANCE OF 30.91 FEET; THENCE NORTH 34°52'59" EAST A DISTANCE OF 1.50 FEET; THENCE SOUTH 54°59'32" EAST A DISTANCE OF 20.55 FEET; THENCE SOUTH 35°12'05" WEST A DISTANCE OF 10.43 FEET; THENCE SOUTH 54°47'55" EAST A DISTANCE OF 24.00 FEET; THENCE SOUTH 54°47'55" EAST A DISTANCE OF 35.31 FEET; THENCE SOUTH 35°13'52" WEST ALONG A LINE 30 FEET NORTHWESTERLY OF THE CENTERLINE OF NORTH 8TH STREET, A DISTANCE OF 189.72 FEET TO THE REAL POINT OF BEGINNING.

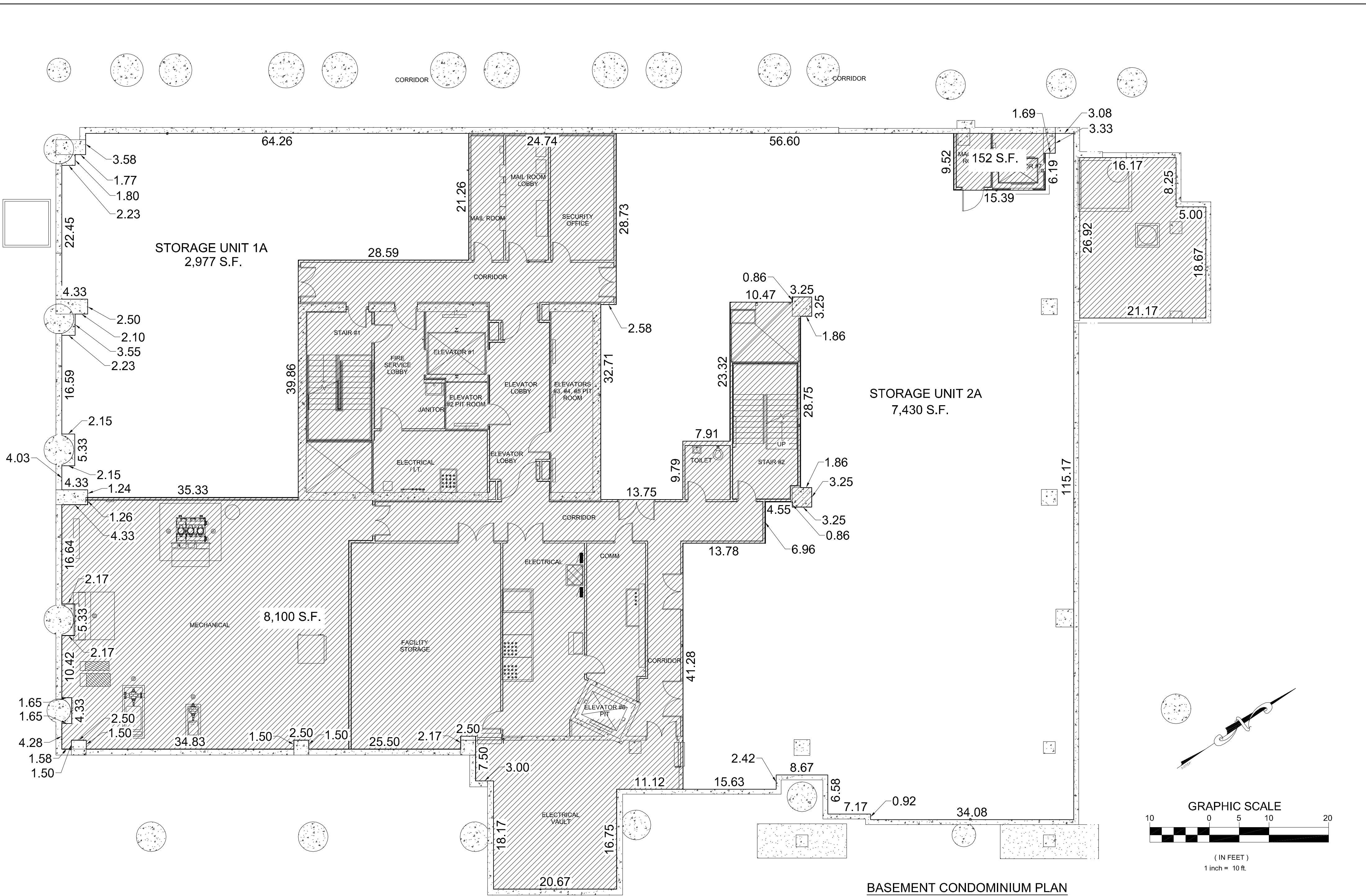


2162 WEST GROVE PARKWAY
SUITE #400
PLEASANT GROVE, UT 84062
(801) 763-5100


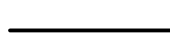


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LEGEND

-  COMMON AREA
-  UNIT BOUNDARY LINE

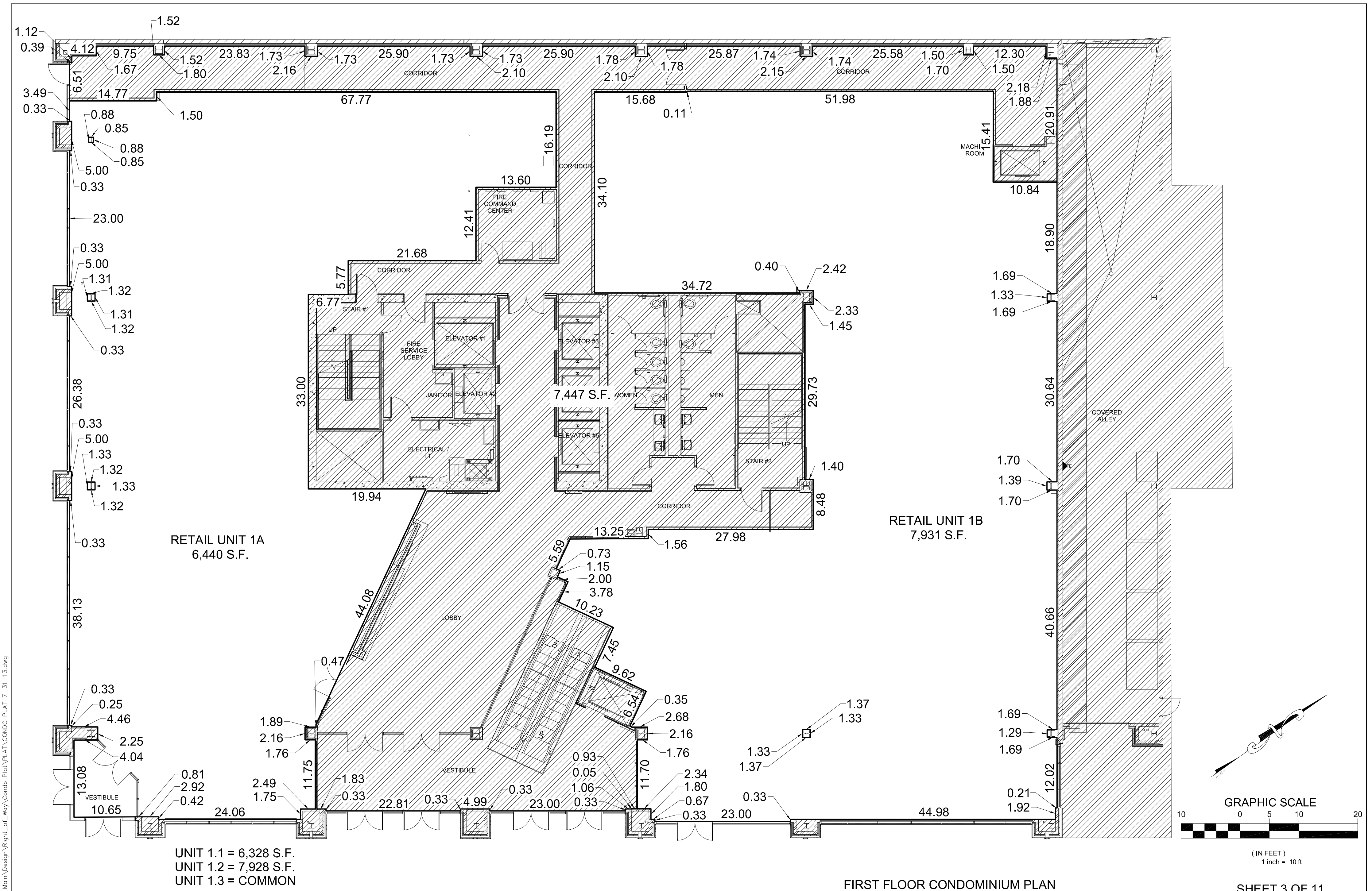
HORROCKS
ENGINEERS

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BASEMENT CONDOMINIUM PLAN

SHEET 2 OF 11

PLAT OF
EIGHTH AND MAIN CONDOMINIUMS



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LEGEND

- COMMON AREA
- UNIT BOUNDARY LINE

HORROCKS

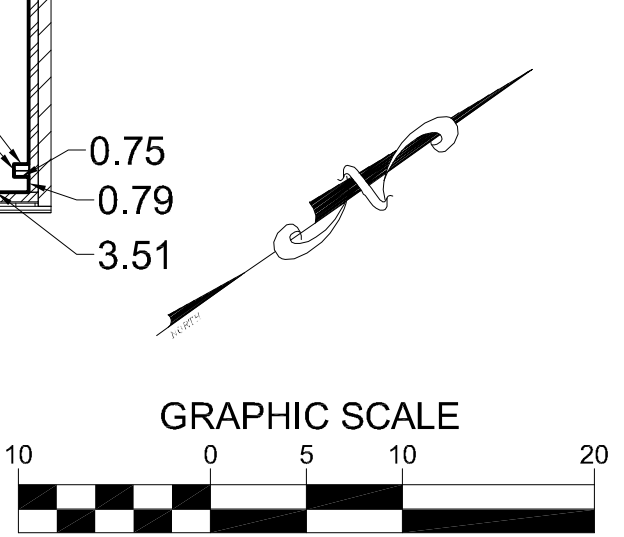
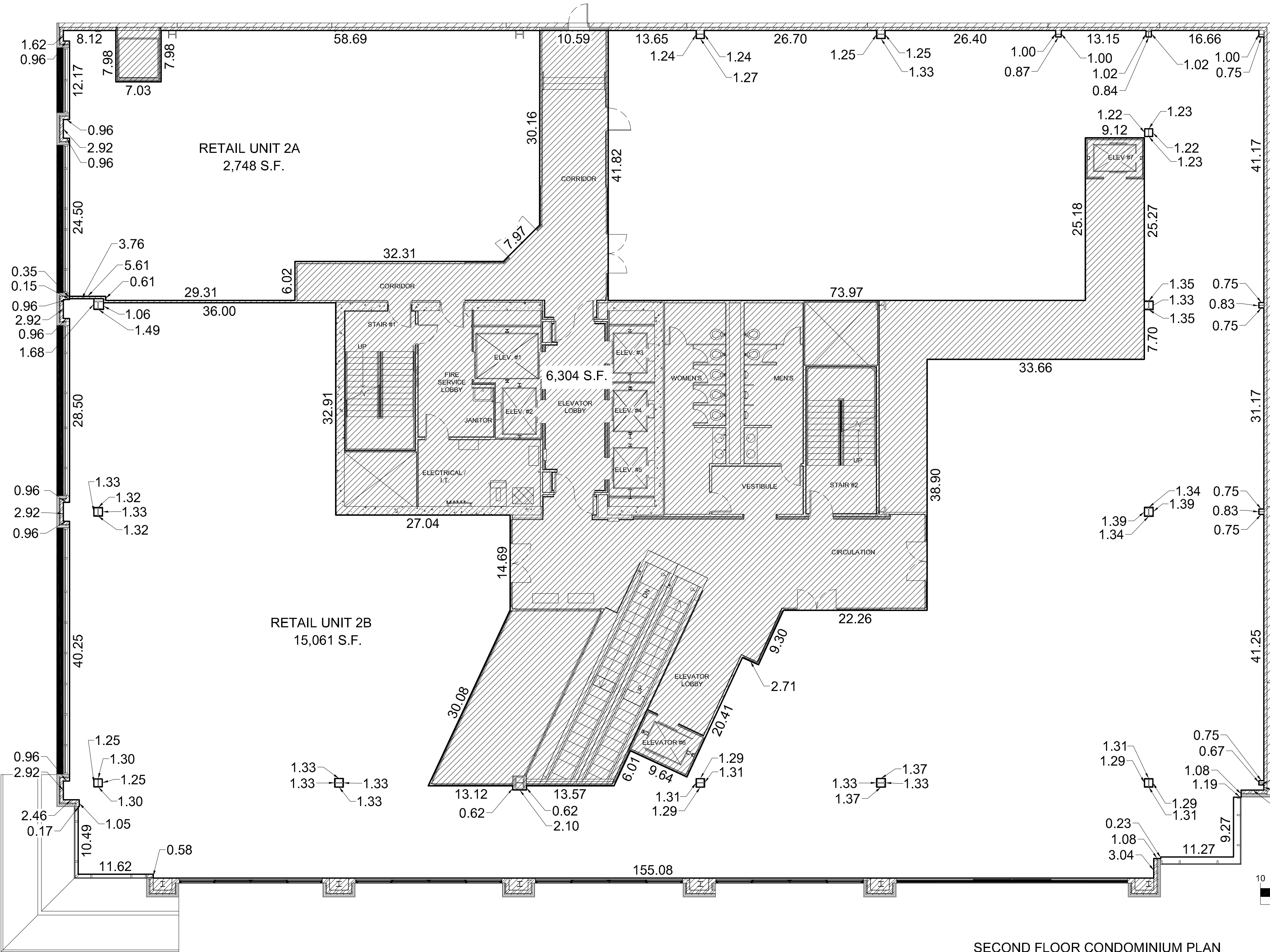
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PLAT OF
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FIRST FLOOR CONDOMINIUM PLAN

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SECOND FLOOR CONDOMINIUM PLAN

LEGEND

-  COMMON AREA
-  UNIT BOUNDARY LINE

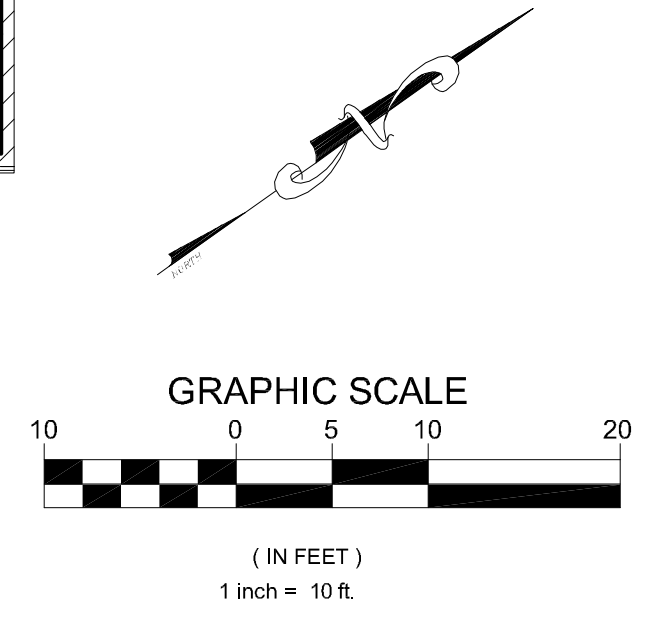
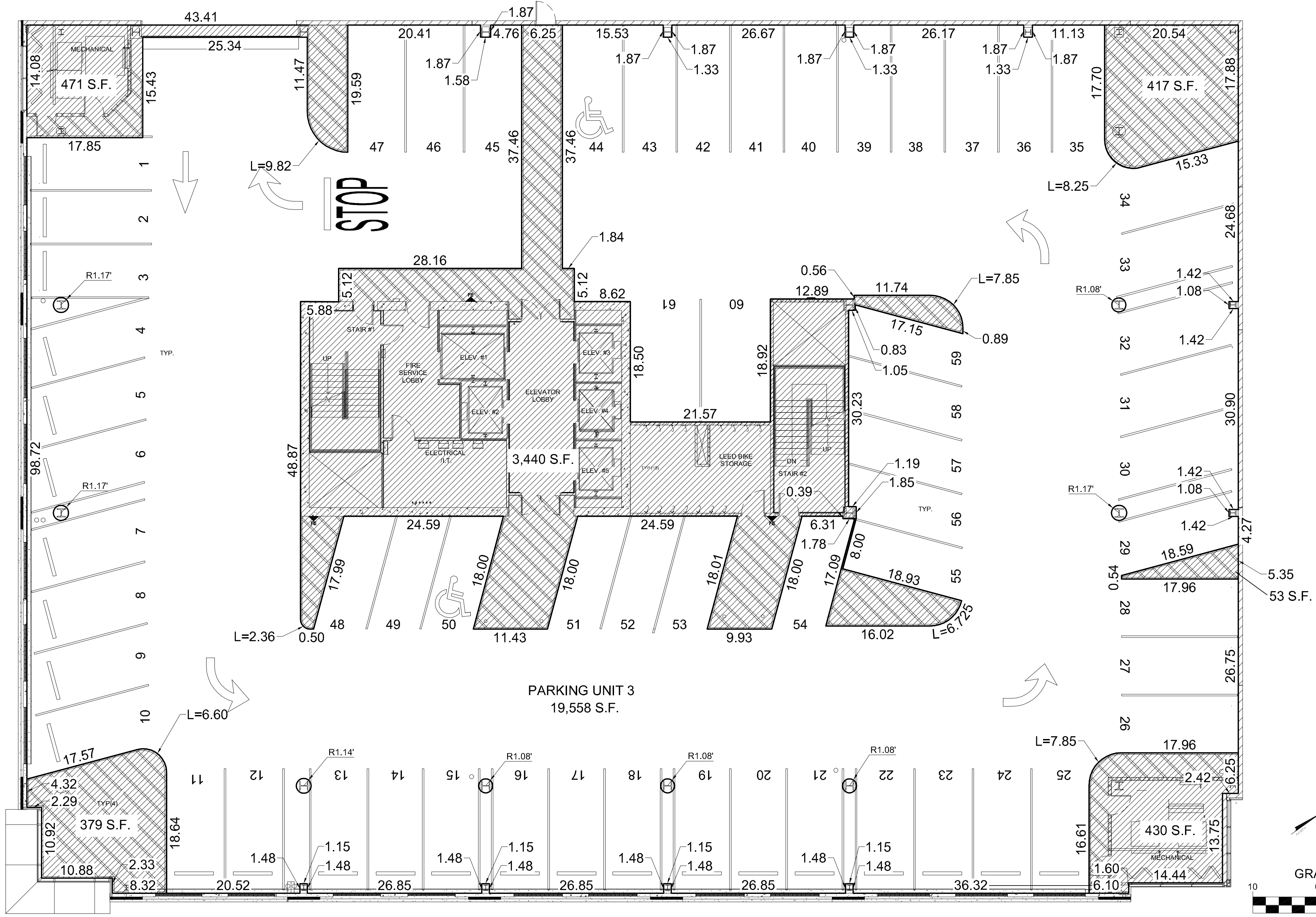
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PLANTOOP


EIGHTH AND MAIN CONDOMINIUMS

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LEGEND

 COMMON AREA

 UNIT BOUNDARY LINE

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ENGINEERS

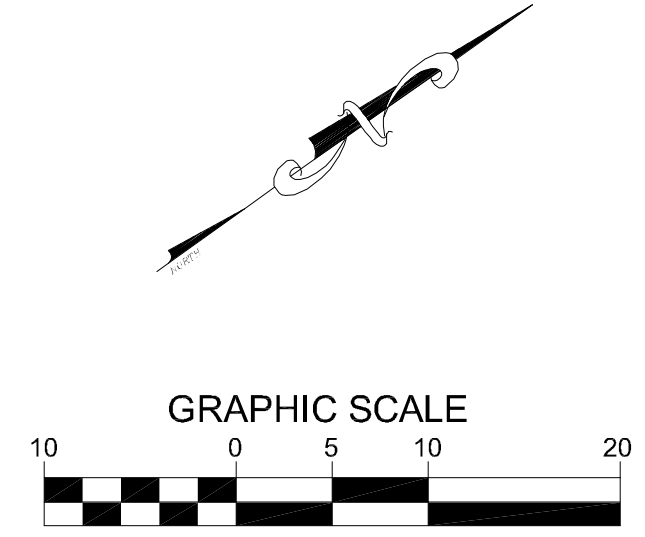
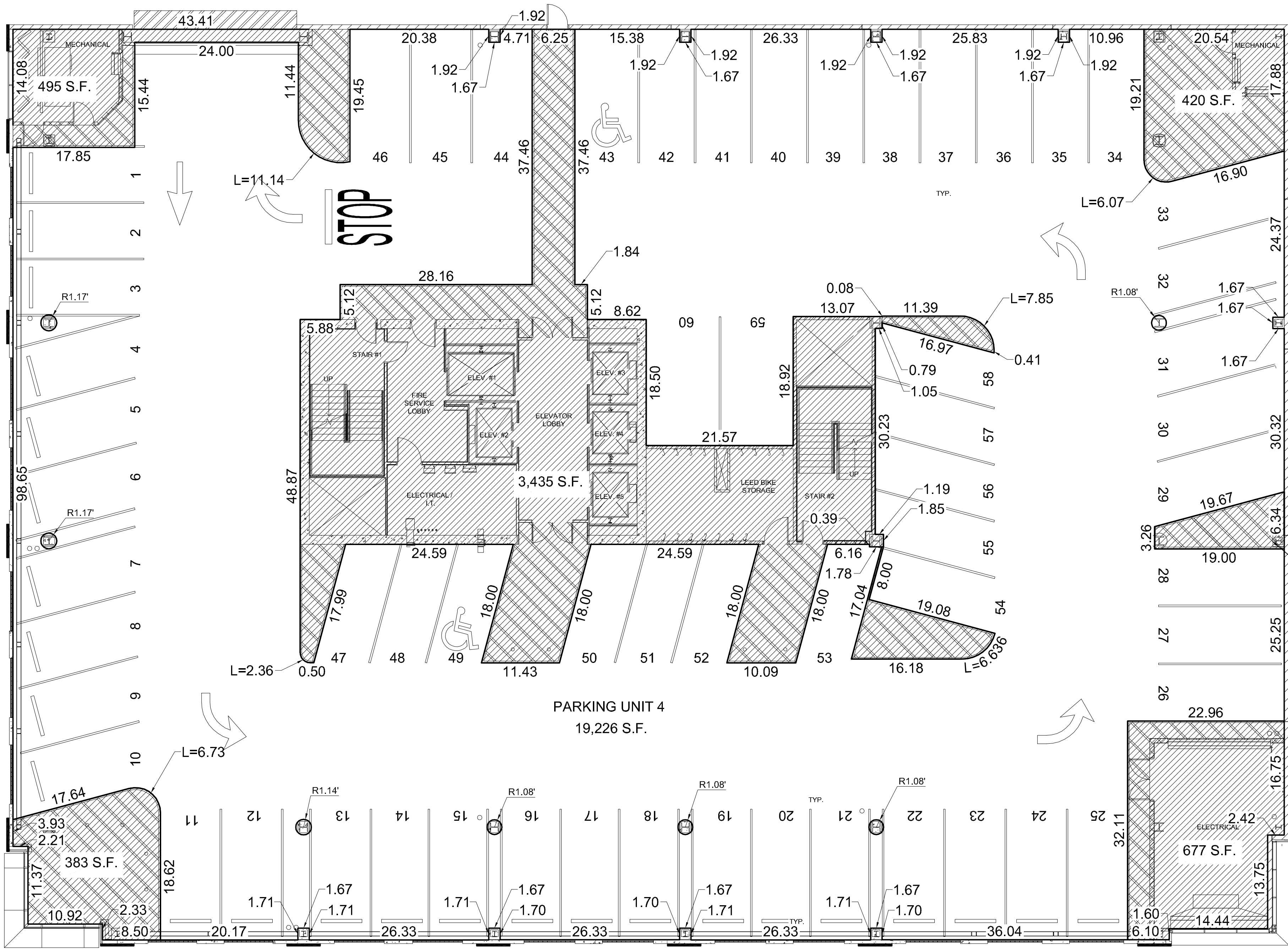
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THIRD FLOOR CONDOMINIUM PLAN

SHEET 5 OF 11

PLAT OF
EIGHTH AND MAIN CONDOMINIUMS

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GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

FOURTH FLOOR CONDOMINIUM PLAN

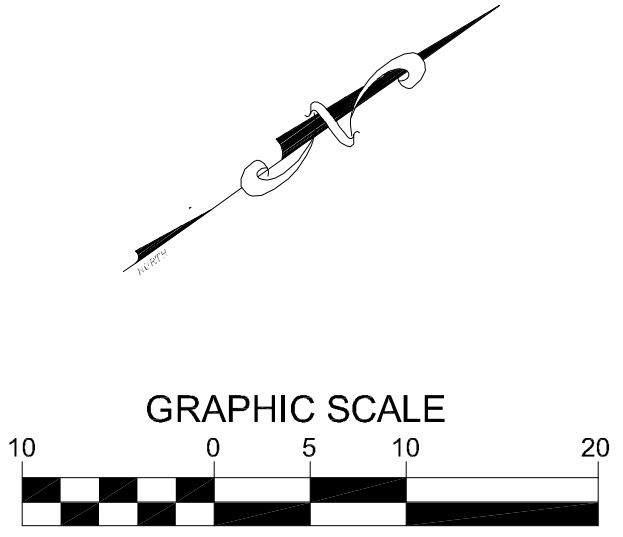
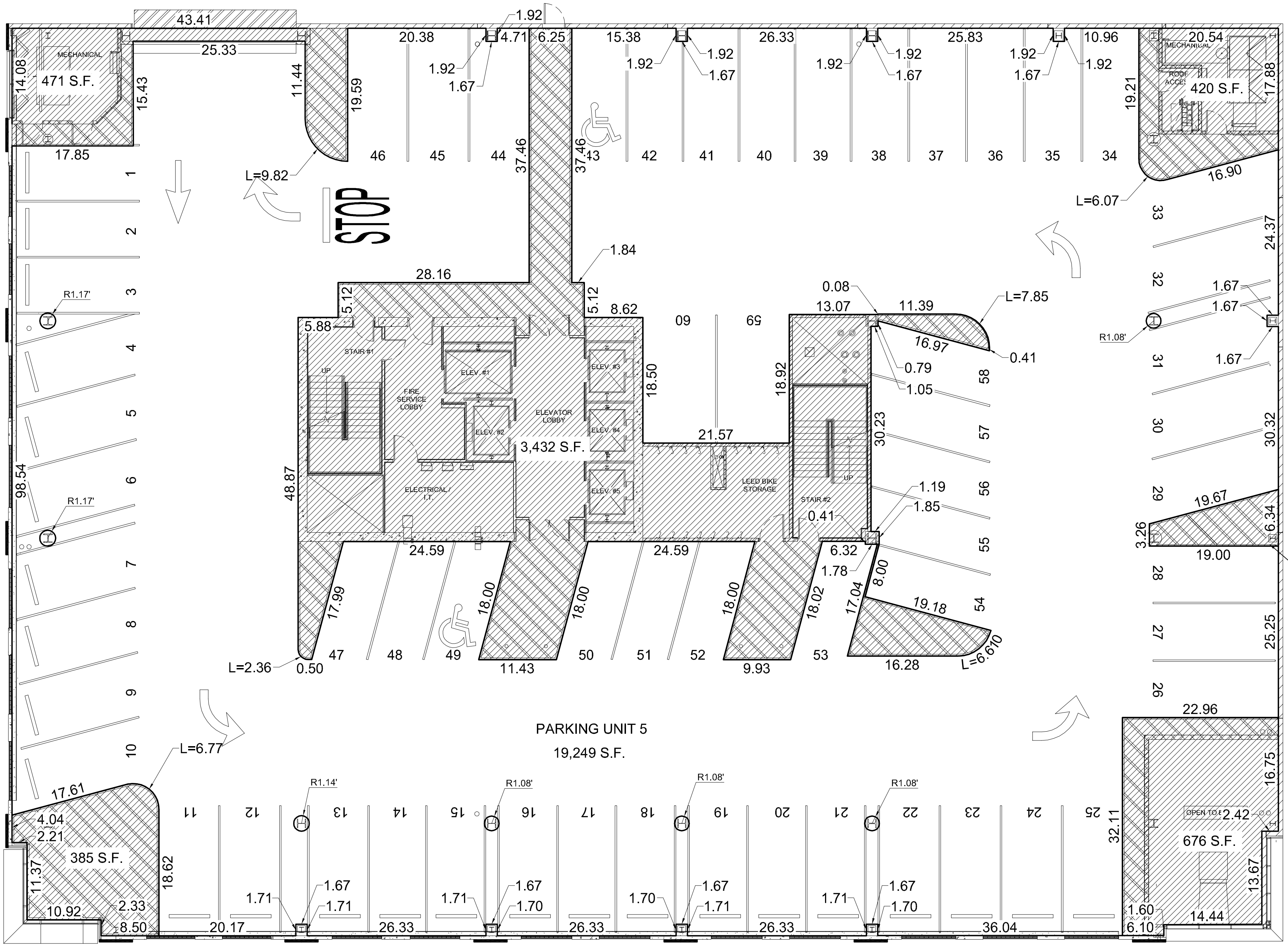
LEGEND
COMMON AREA
UNIT BOUNDARY LINE

HORROCKS
ENGINEERS

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PLAT OF
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FIFTH FLOOR CONDOMINIUM PLAN

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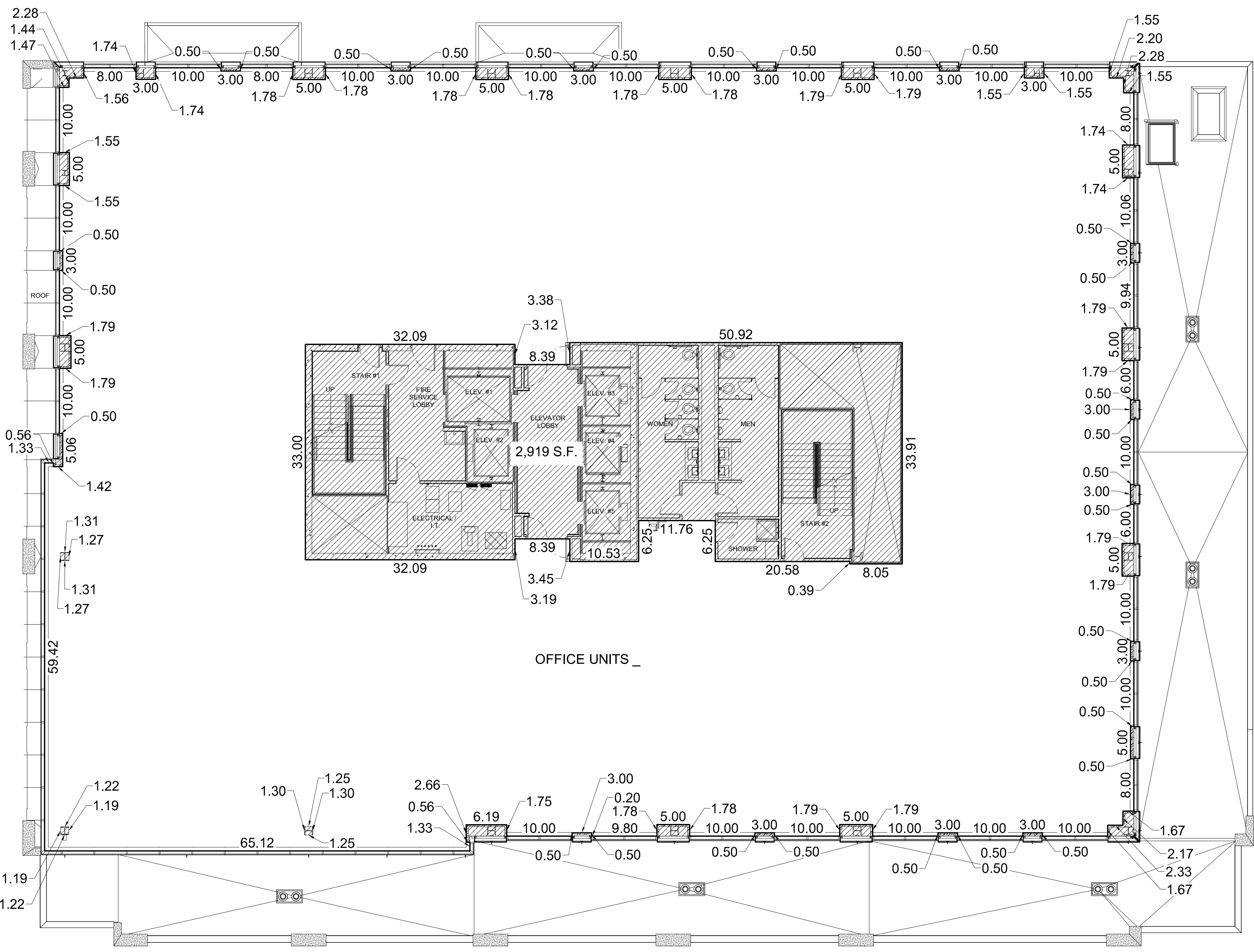
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- UNIT BOUNDARY LINE

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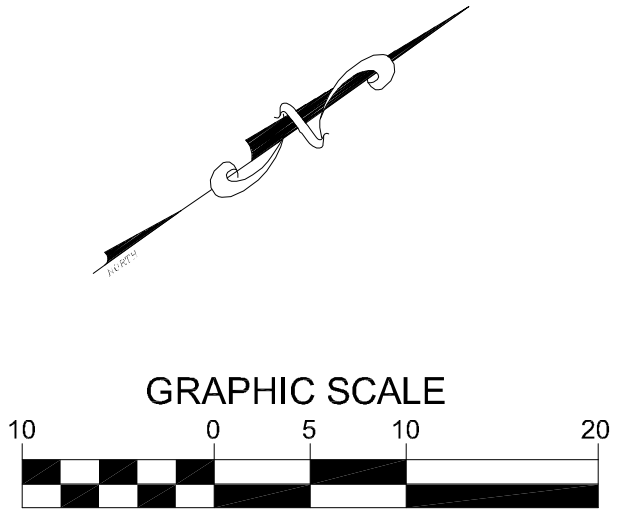
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- UNITS 6 = 16,540 S.F.
- UNITS 7 = 16,540 S.F.
- UNITS 8 = 16,540 S.F.
- UNITS 9 = 16,540 S.F.
- UNITS 10 = 16,540 S.F.
- UNITS 11 = 16,540 S.F.
- UNITS 12 = 16,540 S.F.
- UNITS 13 = 16,540 S.F.
- UNITS 14 = 16,540 S.F.
- UNITS 15 = 16,540 S.F.
- UNITS 16 = 16,540 S.F.



CONDOMINIUM PLAN FOR UNITS 6 THROUGH 16

LEGEND

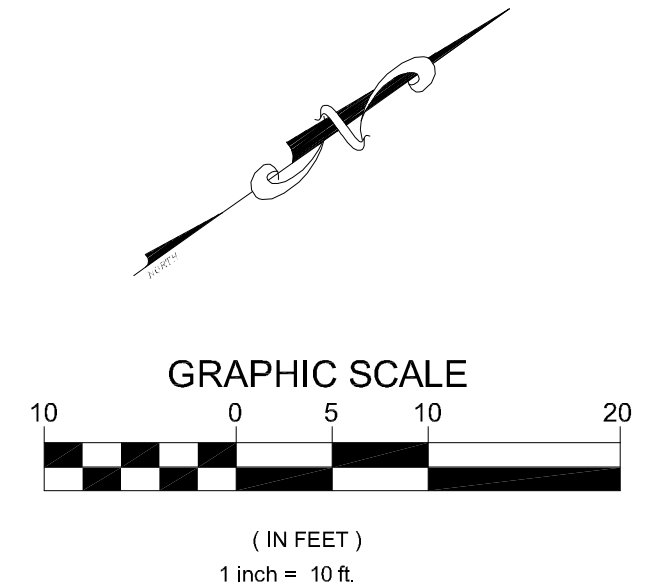
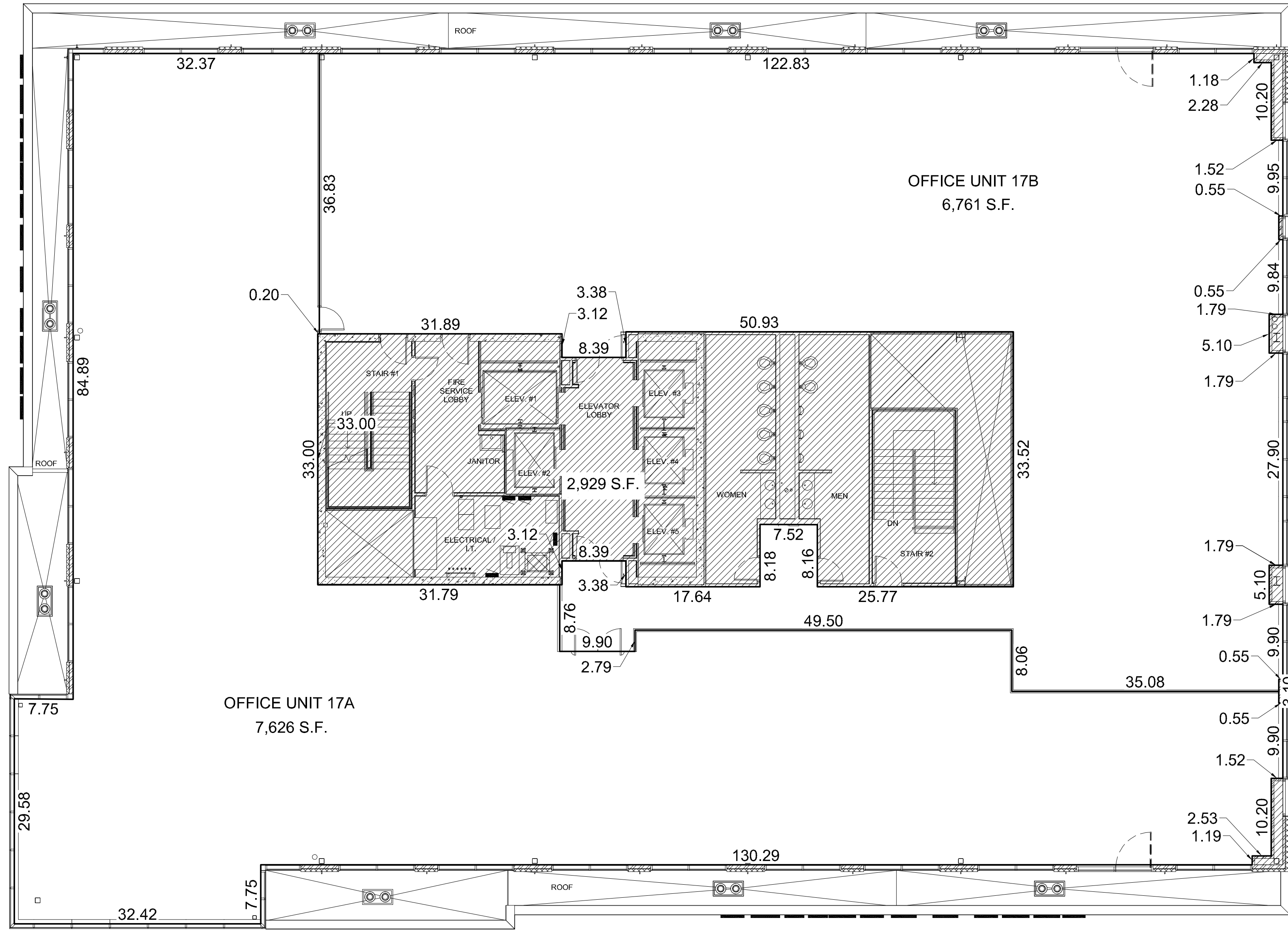
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PLAT OF
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SEVENTEENTH FLOOR CONDOMINIUM PLAN SHEET 9 OF 11

LEGEND

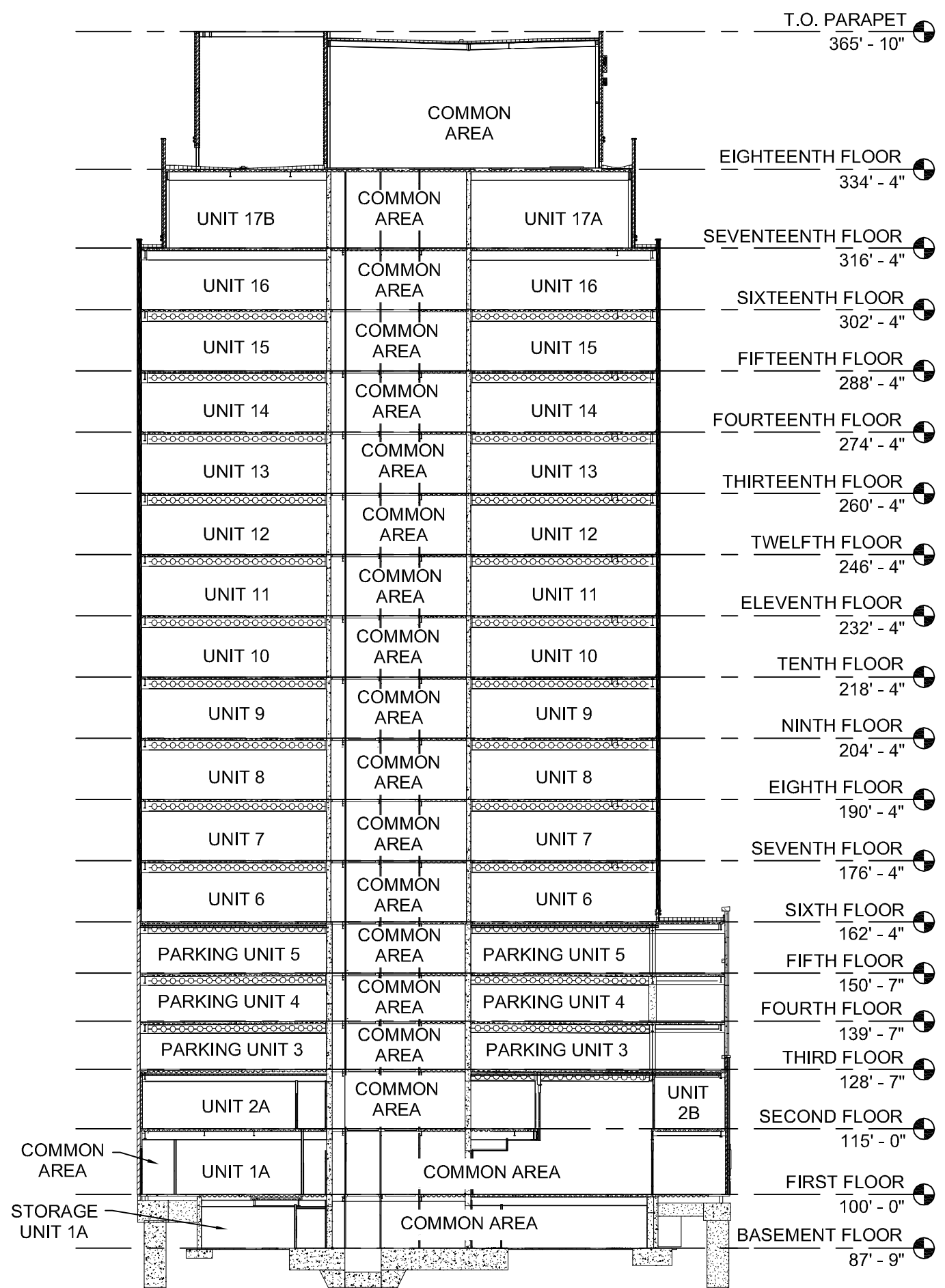
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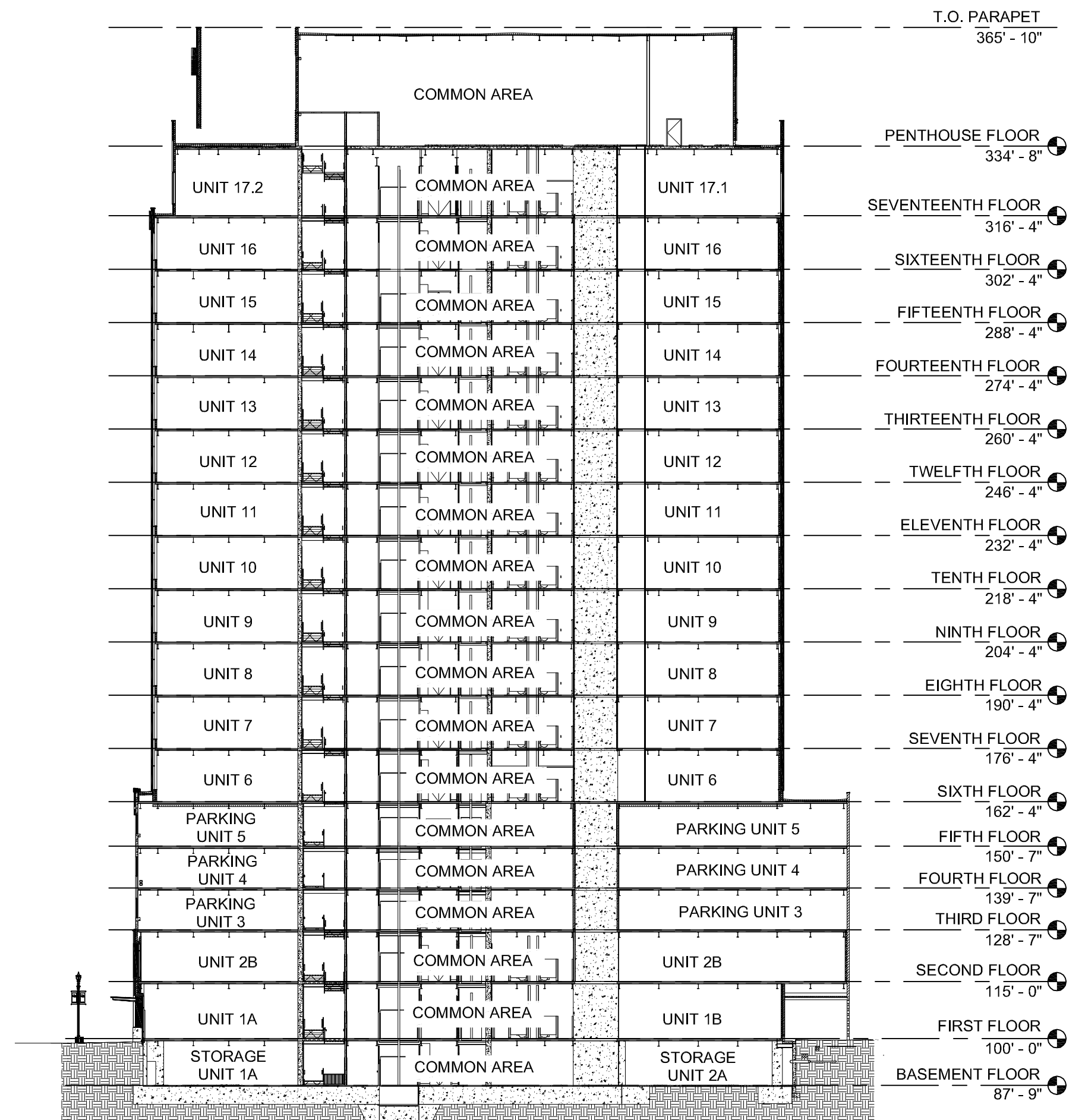
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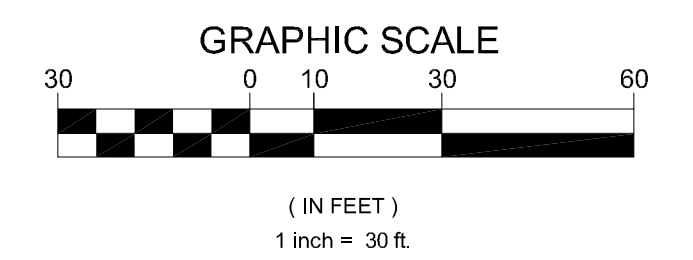
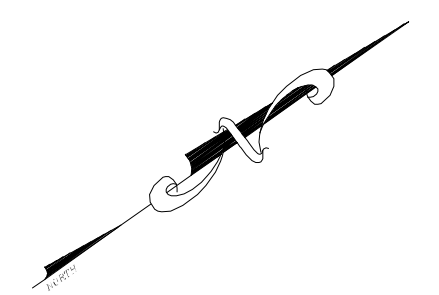
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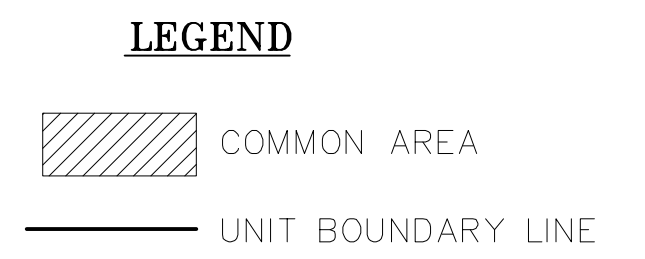
BUILDING SECTION EAST - WEST



BUILDING SECTION NORTH - SOUTH



SHEET 10 OF 11



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PLAT OF
EIGHTH AND MAIN CONDOMINIUMS

PLAT SHOWING
EIGHTH AND MAIN CONDOMINIUMS

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT EIGHTH AND MAIN LLC, A LIMITED LIABILITY COMPANY ARE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW:

A PARCEL OF LAND BEING ALL OF LOTS 5 AND 6, PORTIONS OF LOTS 4, 10, 11 AND 12 AND PORTIONS OF THE VACATED 8TH STREET AND ALLEY OF BLOCK 2 OF THE BOISE CITY ORIGINAL TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 1 OF PLATS AT PAGE 1, RECORDS OF ADA COUNTY, IDAHO, LYING IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE CENTERLINE INTERSECTION OF WEST MAIN STREET AND NORTH 8TH STREET; THENCE NORTH 54°48'37" WEST ALONG SAID CENTERLINE OF WEST MAIN STREET, A DISTANCE OF 30.00 FEET; THENCE NORTH 35°13'52" EAST 40.00 FEET TO THE REAL POINT OF BEGINNING; THENCE NORTH 54°48'37" WEST ALONG THE EXTENDED SOUTHWESTERLY BOUNDARY, AND THE SOUTHWESTERLY BOUNDARY OF SAID LOTS 4, 5 AND 6 A DISTANCE OF 135.80 FEET; THENCE NORTH 35° 12'48" EAST A DISTANCE OF 189.81 FEET; THENCE SOUTH 55°07'01" EAST A DISTANCE OF 25.14 FEET; THENCE NORTH 34°52'59" EAST A DISTANCE OF 8.55 FEET; THENCE SOUTH 54°59'32" EAST A DISTANCE OF 30.91 FEET; THENCE NORTH 34°52'59" EAST A DISTANCE OF 1.50 FEET; THENCE SOUTH 54°59'32" EAST A DISTANCE OF 20.55 FEET; THENCE SOUTH 35°12'05" WEST A DISTANCE OF 10.43 FEET; THENCE SOUTH 54°47'55" EAST A DISTANCE OF 24.00 FEET; THENCE SOUTH 54°47'55" EAST A DISTANCE OF 35.31 FEET; THENCE SOUTH 35°13'52" WEST ALONG A LINE 30 FEET NORTHWESTERLY OF THE CENTERLINE OF NORTH 8TH STREET, A DISTANCE OF 189.72 FEET TO THE REAL POINT OF BEGINNING.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY, CREATE A PROJECT INCLUDING SAID REAL PROPERTY IN THIS CONDOMINIUM PLAT, THE OWNERS ALSO HEREBY CERTIFY THAT THEY CONSENT TO THE RECORDATION OF DOCUMENTS PURSUANT TO CHAPTER 15, TITLE 55 OF THE IDAHO CODE AND THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334, (2). ALL THE UNITS IN THIS CONDOMINIUM SHALL RECEIVE DOMESTIC WATER FROM AN EXISTING SYSTEM AND UNITED WATER IDAHO HAS AGREED IN WRITING TO SERVE THIS CONDOMINIUM.

EIGHTH AND MAIN LLC,
AN IDAHO LIMITED LIABILITY COMPANY, BY ITS MANAGER:

AHLQUIST DEVELOPMENT, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
ITS: MANAGER

STATE OF IDAHO)
) SS.
COUNTY OF ADA)

ON THIS ____ DAY OF _____, 2012, BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE ONE OF THE MANAGERS OF AHLQUIST DEVELOPMENT, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, A MANAGER OF EIGHT AND MAIN LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT _____

MY COMMISSION EXPIRES:

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF CERTIFICATION OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____.

CHAIRMAN ACHD

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS PLAT.

BOISE CITY ENGINEER

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HERBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____, _____ THIS CONDOMINIUM PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, BOISE IDAHO

EXAMINING SURVEYOR'S APPROVAL

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HERBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE TITLE 55, CHAPTER 15 AND STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND CONDOMINIUM PROJECTS.

COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE

COUNTY TREASURER

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
 :SS.
COUNTY OF BONNEVILLE)

I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF EIGHTH AND MAIN LLC.
AT ____ MINUTES PAST ____ O'CLOCK ____ M., ON THIS ____ DAY OF _____, 201____.
IN BOOK ____ OF PLATS AT PAGES _____
INSTRUMENT NO. _____.

DEPUTY

EX-OFFICIO RECORDER

CERTIFICATE OF LAND SURVEYOR

I, RAY A. JENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LICENSED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, LICENSE NO. 12105, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF THE STATE OF UTAH PERTAINING TO PLATS AND SURVEYS.

DATE

RAY A. JENSEN P.L.S.